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FARM HOMES IN THE NEW SOUTH



E.A. CUMMINGS & COMPANY
CHICAGO



FARM HOMES *in the* NEW SOUTH

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By
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FARM HOMES *in the* NEW SOUTH

AN ATTEMPT TO TRUTHFULLY REPRESENT SOME OF
THE AGRICULTURAL RESOURCES AND HOME ADVAN
TAGES OF THE COUNTRY ALONG THE MISSISSIPPI
CENTRAL RAILROAD IN THE VICINITY OF HATTIES
BURG, MISS., THE METROPOLIS OF SOUTHERN MISSIS
SIPPI SEVENTY MILES FROM THE GULF OF MEXICO

+ +

COMPILED *by*

EDWARD S. JUDD *and* WILLIS S. THOMPSON

+ +

E. A. CUMMINGS & COMPANY

(ESTABLISHED 1869)

40 N. DEARBORN STREET, CHICAGO, ILL.

EDMUND A. CUMMINGS
CHARLES O. GOSS
EDWARD S. JUDD
ROBERT C. GIVINS

PRICE 25 CENTS

W. L. TWINING
Manager Farm Department

Foreword

Who Should Buy Farm Land

There are many tillers of the soil now working for others or farming as tenants, and many farm owners who wish to *better their prospects* by moving to other places. There are men living in the cities who grew up on farms and now realize that the *independent life of the farm* is better than the city for themselves and their families. There are many others who are "land hungry" and inquiring as to where the *best opportunities for settlement* and investment can be found. Having in mind the desires of all these people, we started out to find *land which we could conscientiously recommend*, and our experts, who are practical farmers, made examinations of land in many localities.

Why Southern Land Selected

The lands of the Canadian Northwest were left out of consideration on account of their location in a cold climate with short growing season, little opportunity for diversification of crops and in a country not under the flag of the United States.

Personal examination has been made of lands under several United States and private irrigation projects in the West

and Northwest. While wonders are being accomplished in making the wilderness blossom as the rose where water is carried to the dry land, yet the cost of such land and water rights, ranging from \$40 to \$300 per acre, with uncertainty in many cases as to sufficiency of the water supply and an absolute certainty of a perpetual maintenance tax and occasional charges for repairs and betterments, led us to conclude that such land is not a desirable purchase for most people seeking farm homes.

The orchard lands of the Pacific Coast are attractive in some respects, but prices are exceedingly high. It takes a number of expensive years to develop an orchard, over-production of fruit is among the possibilities, and the long freight or express haul to the consumer absorbs a considerable part of the profit.

We sent a representative to the Southwest and found that liberal advertisement of that region in the last ten years had attracted so many people that nearly all of the desirable land had been taken up and prices of what was left for late comers—\$30 to \$100 per acre—are high.

Land in the Central West has been bringing as much as

\$200 and more per acre for some exceptionally choice farms, with an average of from \$75 to \$100 per acre and upward.

Land all over the country is *bound to increase in price* with increase of population, but conditions vary in different regions, and we believe that the man making a new home or moving his family to find a better home, *should compare land* in different parts of the country. That is what our experienced farmers who select and handle our farm lands have tried to do for you.

Points Considered

In making our selection, we have made *careful examination* of the following matters:

- 1st. Location as to HEALTH.
- 2nd. Location as to CLIMATE, including TEMPERATURE, DRINKING WATER SUPPLY and COMFORT IN LIVING.

3rd. Location as to SOIL PRODUCTIVENESS, including RAIN-FALL, LENGTH OF GROWING SEASON and VARIETY OF PRODUCTS.

4th. Location as to MARKET FOR FARM PRODUCTS.

5th. ACTUAL VALUE taking into account EARNING CAPACITY of developed farms and in comparison with other lands nearby and similarly situated.

Conclusion

WE ARE FIRMLY CONVINCED, after personal examination at every season of the year, study of reports of soil experts and conversation with farmers in the vicinity, that THE LANDS DESCRIBED in this pamphlet MEET ALL THE REQUIREMENTS FOR AN IDEAL HOME INVESTMENT. We vouch unreservedly for the TRUTHFULNESS OF THE FACTS HEREIN STATED, with a reputation established by *over forty years* of successful and conservative real estate business in the second city of the United States.

E. A. Cummings & Company

40 North Dearborn Street

Chicago, Ill.

REFERENCES:

Merchants Loan and Trust Company Bank, Chicago, Ill.
Chicago Title and Trust Company, Chicago, Ill.
Hattiesburg Trust and Banking Company, Hattiesburg, Miss.
Your own banker.



Snap Beans. Planted one bushel snap beans and shipped 349 hampers of $\frac{7}{8}$ bushels each to Pittsburgh netting \$1.00 a hamper. Notice pecan trees breaking with heavy crop. Photograph made November 13, 1912

Chapter I

South Mississippi and How It Looks

Field of Operation

SOME of those who will read this have never been in South Mississippi, and we wish to describe the country so that it will look as expected when visited. The map of the State shows the counties of Forrest, Lamar, Covington and Jefferson Davis, located an average of about 75 miles from the Gulf of Mexico, and having the cities of Hattiesburg, Purvis, Collins and Prentiss as their county seats. Jackson, the capital of the State, New Orleans and Mobile are within a radius of about 100 miles. Of the cities in the counties mentioned, Hattiesburg is the most important, with a population of 12,000 people, being the fourth in size of the entire State; having railroads, including the Mississippi Central, the Gulf and Ship Island, the New Orleans and Northeastern (Queen and Crescent Route) and the New Orleans, Mobile and Chicago, radiating in six different directions, important lumber mills of the J. J. Newman Lumber

Company, large canning plant for handling farm products, the Mississippi Woman's College, the State Normal College, and all the educational and other advantages of a prosperous and growing city.

Pleasant and Healthful Location

As the visitor views the country for the first time, he will be impressed with the generally rolling character of the land, lying at an elevation of from 100 to 300 feet above sea level, and affording pleasant and healthful locations for farm homes. Most of the country has been forested, chiefly with the famous long leaf yellow pine trees interspersed with some hardwood varieties, and saw-mills are still in active operation in many places.

Land Rolling

The man who expects to see large tracts of open prairie ready for the plow will be disappointed;

there is the rolling prairie aspect to much of the country and one can look over the land for long distances, but scattered over it are the stumps left by the lumbermen. There is little or no under-

brush, and many fields are cultivated without removing the stumps, the farmer burning them out at his leisure between raising crops.



This photograph was made in October. It's a farm in the midst of the land we are offering and the picture shows the rolling condition and the tall native grasses on which stock feeds and fattens. A dairyman who followed the business in New York State for a number of year has located at Hattiesburg and bought one thousand acres, establishing one of the finest dairies in the South.



Iowa farmers buying land in South Mississippi. Photograph taken on the Strayhan farm at Hattiesburg where the average corn yield per acre was sixty-one bushels and three pecks

Productive Soil

The agricultural development will impress the visitor as being mostly of recent date. There are many fields producing good crops of corn, cotton

and sweet potatoes, while an abundant growth of sugar-cane, strawberries, orchard fruits and all garden products indicates the crop-producing capacity of the soil.

New Country near Market

The general impression made on the visitor will be that of a newly developing country convenient to transportation and near the great markets of the Central West—only 24 hours from Chicago and a much less distance from St. Louis, Cincinnati and other important cities. Enough farming is already being done to demonstrate the productiveness of the soil and to show that intelligent work on the part of the now rapidly increasing population of South Mississippi is bound to bring results in profitable farming and large increase of land value.

Some of the new settlers and a temporary building being used while clearing the land. These people are from Pennsylvania, and the picture was taken thirty days after their arrival in Mississippi.



Home of Mr. R. K. Smith, at Hattiesburg. Mr. Smith is General Manager of the Mississippi Central Railroad.

Low Price and Easy Terms

The counties of South Mississippi in which the lands represented by us are located are steadily increasing in agricultural importance and we know of no region where equally desirable land for farm homes can be bought at so moderate a price and on such easy terms of payment as the J. J. Newman Lumber Company lands along the Mississippi Central Railroad and near the other railroads traversing this part of the State.

Chapter II

What Two Governors Have Written

LETTER from GOVERNOR NOEL, chief executive of the State in 1911:

Jackson, Miss., Nov. 9, 1911.

THE J. J. NEWMAN LUMBER CO.,

Hattiesburg, Miss.

Gentlemen:

I am glad to hear that you have made arrangements to secure farmers to settle and cultivate lands along the Mississippi Central Railroad near Hattiesburg. I trust that the efforts of yourselves and associates, Messrs. E. A. Cummings & Co., will result in bringing a large number of desirable citizens to Mississippi.

According to my information, the lands you are offering for settlement are well located, and most of it productive and well suited for farm homes and close to one of the best of our cities.

In behalf of the people of Mississippi I wish to say that the newcomers will be given a cordial welcome. We are glad to have them cast their lots among us and to assist in the development of the resources of our state.

Assuring you of my interest and cordial good will in your efforts, I remain,

Very sincerely,

E. F. NOEL,

Governor.

Letter from GOVERNOR BREWER, inaugurated Governor in 1912:

Jackson, Miss., July 30, 1912.

E. A. CUMMINGS & Co.,

Gentlemen: I note your effort to obtain good citizens of other countries to come into South Mississippi to purchase homes and to become citizens of our state. I hope very much you will succeed in this very commendable effort.

It is in Mississippi where soil and climate blending together make the most profitable country to be found in the world. When we consider the fact that the lands of no other country that produce as much, can be bought for twice the money that Mississippi lands are sold for, and the gradual increase of the value of our lands, which is going to become more and more rapid, offers an opportunity to a man to buy a good home cheaper than he can buy it anywhere else, and the increase in value thereof will make him a wealthy man if he simply sustains himself and makes a living.

I know of no country that presents as many splendid opportunities for a man to make money as is now presented in this now undeveloped country of ours that is so rapidly improving.

Yours very truly,

EARL BREWER,

Governor.

Chapter III

General Information

A Good Place to Live

A FARM home furnishing a comfortable living and independence for the family can be secured by you who are reading this statement.

We offer you here good land, in a climate where you can comfortably work out of doors twelve months in the year, without extremes of heat or cold; soil that produces marvelously and matures three crops a year; at a price and on terms that place a good farm which will rapidly increase in value, easily within your reach.

This land is not in a new and untried country; there are farmers already located, to become your neighbors if you will, whose prosperity in this community has already extended over several years.

Central Location

Besides the advantages of this home market for farm products, the school, church and social con-

veniences, all needed supplies for the farm and home can be purchased from good local stores at the competitive prices prevailing in the large cities. There are four railroads centering at Hattiesburg and reaching quickly all parts of the country, making this a good shipping point for all farm products.

Temperature and Rainfall

The climate makes life pleasant for twelve months in the year. There are not the extremes of heat or cold such as are common in the North, causing suffering to people and failure of crops, and entailing much expense and uncertainty in taking care of stock.

The United States Government Weather Bureau reports for the past several years give the average temperature of the winter months about 50 degrees, the spring months about 65, the summer months about 79 and the autumn about 65. Dur-

ing the torrid waves which cause so much suffering in the North it is usually several degrees cooler in this part of Mississippi and the nights pleasant. Frequent cooling breezes from the Gulf of Mexico, 70 miles away, contribute to comfort in summer.

The average annual rainfall is from 54 to 60 inches, well distributed through the year. With the temperature and rainfall so favorable there is

Flowing artesian wells at Hattiesburg. There are more than thirty of these wells in the city. The twelve thousand people are supplied with water from four wells three hundred feet deep



no time in the fifty-two weeks when some crops cannot be growing.

[See appendix for official weather statistics.]

Water Supply

The drainage and water supply are good. There are numerous streams fed principally by living springs, with water as clear as though filtered.

For domestic purposes water is found at any point; a bountiful supply is easily obtained by driven wells of twenty to forty feet. The water is very soft and free from any objectionable qualities. Artesian wells all over the territory range from 200 to 400 feet in depth.

Churches and Schools

Education and religion are essential to make life worth while in any community. The rural schools and churches of South Mississippi are yearly increasing in number and quality of work. At Hattiesburg are found remarkably good facilities for higher education in High School, the Mississippi Woman's College, the State Normal College



NORMAL COLLEGE OF STATE OF MISSISSIPPI, AT HATTIESBURG, MISS
1 Girls' Dormitory 2 Recitation Building 3 President's House 4 Boys' Dormitory 5 Home of the Instructors



School Building at Sumrall

and several business colleges. Articles by the Superintendent of Education and by the pastor of one of the leading churches in Hattiesburg, will be found in the appendix and should be carefully read.

Ideal Growing Soil

The soil ranges from gray to red, chocolate and black sandy loam, named by soil experts the "Orangeburg sandy loam," and is underlaid with a clay subsoil. There is sufficient depth to the soil and the clay subsoil is of a quality to hold the moisture and sustain growing crops. The land is enough rolling to make artificial drainage unnecessary but not to cause the fertilizing qualities to be

washed away. The land responds readily and abundantly to intelligent and moderate use of fertilizers, and the leguminous crops, such as peas and beans that grow here luxuriously are soil builders equal to red clover or other cover crops whose good qualities are so well known.

Official Advice Gladly and Freely Given

For the aid and instruction of farmers in Mississippi, the United States Government has a regular organization of good men who look after the individuals as well as communities. They instruct the farmer in the best methods of preparing his lands, in the best methods of planting and rotating his crops, in the best crops to plant and how to take care of them, the best live stock and the most economic methods to secure profitable results. The State and United States Government have joined in establishing experimental and practical farms, and these have demonstrated the value of the lands under the right sort of farming.

Success Assured by Intelligent Effort

With all this assistance at his door, no man should conclude that these farms will produce



Two-year-old pecan orchard and velvet beans in South Mississippi

without work. It takes as much work as farming anywhere, but with the possibility of two or more bountiful crops a year, a good market ready for all that is produced, the unlikelihood of a crop failure from any ordinary cause for which climate or soil can be blamed, we assert that it is already proven that the farmer is much more liberally rewarded for his work in the New South, in Mississippi, than in other parts of the country.

Enough Timber for Farm Purposes

One very important feature of all this land is that each forty acres has sufficient small timber to provide fence posts and fuel supply. The limited amount of fallen yellow pine timber which is on the ground makes excellent fuel, and as these logs do not rot for years because of the large amount of rosin and turpentine they contain, they can also be made into fence posts or cut into fuel supply and become at once a valuable asset to the farmer. Some of this fallen timber can be made into railroad ties which bring about thirty-five cents each. Because of the nearness of the lumber mills the construction of houses and other farm

buildings is far more economical than in a country where lumber is scarce.

Home Building Inexpensive

The nature of the climate makes building inexpensive. It is not necessary to plaster the houses; in fact very few houses in the cities are ever plastered; plain sheeting is used instead and with papering cannot be distinguished from the plas-

On a Sunday afternoon in January, at the home of a farmer near Hattiesburg





A Southern Mississippi Pecan Orchard at the time of gathering the crop

tered houses of the North. It is not necessary to use heavy walls for protection from the cold, since it is very rare that there is any weather sufficiently severe to stop the growing of some crops on the farm. Cabbages planted in November mature in January for the market, showing that there is no very severe weather during these winter months. Most of the farmers build houses of from three to five rooms, according to the size of their families, and these range in cost from \$350 up.

We will personally interest ourselves in assisting all farmers to get the best possible contract for the construction of all their buildings, securing only the most reliable contractors to do the work. Where the farmer chooses to buy the lumber and do his own building we will help him to secure the best possible prices on all his lumber.

Many Farms are Cultivated Before Stumps are Removed

The removal of the stumps from this land has been reduced to a simple and inexpensive process. Besides, many farmers prefer to start farming and remove the stumps gradually. The best method of



Looking north in Main Street, Hattiesburg, Mississippi

removing the stumps is by burning. They are full of turpentine and rosin and burn readily and are soon reduced to ashes. Photographs which we show in this booklet give an excellent idea of the appearance of the land after the timber is removed. The economical way of removing the stumps is to dig a short trench tapering from the surface at the outer edge to a depth of about two feet at the stump's edge on the side from which no roots proceed. Chip a small amount of the wood from the side of the stump into the trench. A limb large enough to fill a small flue is placed on end beside the stump, reaching the bottom of the trench. Another limb is placed on the slanting bottom of the trench, touching the one that stands upright. The dirt is put back into the excavation and tamped sufficiently firm to remain in position when the two limbs are taken out. The holes form an air chan-



Front Street Looking East, Hattiesburg, Mississippi

nel that will cause a fire to burn readily and with vigor.* A lighted stick dropped through the perpendicular opening will ignite the chips and the side of the stump begins to blaze and soon it is reduced to ashes for at least two feet below the surface.

The First Plowing

The native grasses and the decayed vegetable matter that has been accumulating on this land for years should be turned under a short while before planting, and much stump burning can be done after the first plowing and while waiting the



As the uncleared land appears. The Stumps are easily burned since the roots are almost pure turpentine and rosin



A pear orchard at Hattiesburg, Mississippi, on the first day of February, 1911. The photograph was taken by the Hattiesburg Commercial Club at the request of a representative of E. A. Cummings & Co., who had left a severe blizzard in the North twenty-four hours earlier. The trees were white with blossoms

use of the disc harrow. After stirring the soil in this manner it is in good shape for planting.

As to Fertilization

The use of commercial fertilizers is common on all these lands in conjunction with the growing of at least one crop a year that builds up the soil. The use of these commercial fertilizers in Mississippi has been reduced to a science. The Government report on this subject makes this comment:

"By properly rotating the crops and giving the legumes a prominent place, the soil may be built up permanently with commercial fertilizers and at a profit each year of several hundred per cent. At McNeill farm it takes only a glance at a fertilized and an unfertilized plot of land to tell that fertilizers do pay handsomely, a judicious investment of two dollars in fertilizer frequently giving a twenty dollar increase in corn, while fruits and vegetables give a much higher percentage of increase."

McNeill farm is under control of the United States and State Government, and is the same character of land and but a short distance from the

farms we are offering. The farmer has the full benefit of all the experiments in growing of crops made there. While these lands give good results without the use of commercial fertilizers when built up by plowing under of cover crops and raising of stock to enrich the soil, yet as is the case with most farm land in the world scientific fertilization pays. The cost of the fertilizers recommended for Mississippi soil is about \$1 per hundred pounds, and \$3 to \$4 per acre makes ample supply for nearly all of the most productive crops.

A "day off" for fishing on Black River



Chapter II

What Crops are Raised

First Crop on New Land

IT APPARENTLY makes little difference what crop is first planted in the new land. Some prefer to first plant the cow peas or velvet beans as it places the soil in such splendid shape for what follows and at the same time produces a valuable crop in itself. Most frequently the new land has been planted to corn and potatoes. The results shown in both sweet and Irish potatoes have been most satisfactory, the crops being very heavy.

Velvet Beans and Cow Peas as Crops and Soil Builders

The Soya bean, velvet bean, cow pea and other varieties, both for grazing and hay crops, produce abundantly, and when harvested the vines bring a good price in the hay market. The fattening qualities of these crops are excellent. The velvet

bean, according to the careful Government experiments and investigations, yields an average of twenty bushels to the acre and sells for never less than \$3.50 and as high as \$6 a bushel. By turning the cattle and hogs on the field to eat the vines and plowing under what remains in preparing for a succeeding crop, their addition to the soil is far more valuable and will add more to the crop than an extravagant quantity of other fertilizers. A crop of these velvet beans, or of any one of the many varieties of cow peas, which produces about the same value in peas and hay worth \$16 to \$18 a ton, should be one of the three crops raised each year on a cultivated farm.

Corn

Corn production is the standard and usually accepted by experienced farmers as measuring the



Corn and Velvet Beans. Corn yields a heavy crop and velvet beans provide finest forage for cattle and hogs. The Federal government says one crop of these beans is worth \$48 an acre as a soil fertilizer.

value of farm lands. The corn crop of Mississippi was estimated at sixty million bushels in 1910 and seventy-five million bushels in 1911 with steady annual increase expected. Crops of sixty bushels to eighty bushels per acre are frequently grown in

our Hattiesburg district and the average crop on properly prepared and cultivated soil is about the same as that of Illinois or Indiana.

The United States Government has taken much interest in the corn crop in Mississippi because of the excellent showing. Under this supervision the farmers' boys have been encouraged to compete for annual prizes as members of *corn clubs*. In 1910 the prize went to a boy in a county traversed by the Mississippi Central Railroad, west from Hattiesburg. His crop yielded 227½ bushels to the acre. In 1911 the same sort of land we are offering in the same locality yielded 226 bushels to the acre and the cost of production was fourteen cents a bushel. The boy who raised this record-breaking crop and won the first prize in the National Boys' Corn Club contest in 1911 was Bennie A. Beeson of Monticello, Miss.

Report of Eastin C. Jones on his corn crop raised on similar land near Jackson, Miss.

Dear Sirs:

Jackson, Miss., Nov. 16, 1911.

Replying to your esteemed favor of the 14th inst., beg to say that the yields of my corn are as follows:

Jones' Prolific, 151 bushels per acre.

Jones' Mammoth, 125 bushels per acre.

Jones' Cross-bred, 140 bushels per acre.

With best wishes, I am,

Very truly yours,

EASTIN C. JONES.



What better crop of oats have you ever seen anywhere? The picture shows land that was but recently cleared, the native forest still standing in the rear. These oats, followed by corn and a late crop of Irish or sweet potatoes, make three profitable crops in one year from the same land

United States Government Comment on Corn

In a letter recently written by the United States Department of Agriculture, this comment was made:

"The average yield per acre of corn for the year 1910 was as follows: Ohio, 36.5 bushels; Indiana, 39.4 bushels; Illinois, 39.1 bushels; Iowa, 36.3 bushels. Showing the possibilities of corn culture in the South, the average production on 532 demonstration farms in Mississippi was 42.6 bushels, and in Alabama on 886 demonstration farms, 41.4 bushels." [Read in the appendix to this pamphlet what Secretary Wilson of the United States Department of Agriculture says about corn and farming in the South.]

Some Corn on Farm of Farmer's Union President

J. A. Quick, who is President of the Forrest County Farmers' Union, is one of the Northern men who has located in Mississippi and has an excellent farm at the edge of Hattiesburg. On six acres of Mr. Quick's farm he gathered 456 bush-

els of corn. The entire cost of this crop of six acres was \$96 or \$16 an acre, including all labor. His farm is a model in every particular, occupying about two hundred acres. He has done much to demonstrate the profit producing possibilities of the Mississippi cut-over land. His other crops have produced equally as well in proportion as his corn.

Oats do Particularly Well

The oats crop has proven both popular and profitable in this section. The straw makes tall and heavy growth and the heads are long and well filled out. Some rust-proof variety like the turkey red is usually sown. Fifty bushels to the acre is considered a good average yield. After harvesting his oats the farmer may plant corn in the same land as a second crop. Oats are sown in October, used as a pasture to March 1, and harvested in May.

Large Potato Yield

Potatoes are especially fitted to this soil. Bear in mind we are not telling you what can be done. We are reciting what is being done and what has



been done by farmers on this same land for a number of years. When Irish potatoes yield less than 100 bushels to the acre, something is usually wrong with the farming methods employed. Then there

is time enough for two other crops to grow on the same land in the same year.

J. T. Delk of Hattiesburg, owning a farm within a stone's throw of the eastern line of the farms we are offering you, planted five acres in Irish potatoes in 1911 and raised 200 bushels to the acre, for which he refused \$1.50 a bushel, holding them till spring for higher prices.

J. D. Pool of Hattiesburg, on the same sort of land, planted his Irish potatoes five feet six inches apart, gathered 115 bushels to the acre and had his corn planted between the rows when the potatoes were dug. The corn produced 96 bushels to the acre and gave time for a third crop the same year.

Enormous Sweet Potato Crops

Sweet potatoes are a banner crop in Mississippi, producing under proper cultivation from 200 to 400 bushels to the acre. The cut-over lands have produced as high as 500 bushels to the acre. There is always a good market. The canning of sweet potatoes is a Southern industry that supplies a universal market and a canning plant at Hattiesburg takes care of this crop.



A Mississippi cantaloupe field that will make Rocky Fords take notice. The tall, scattering plants are not trees, they are Mississippi corn stalks that have not reached their growth and the time to tassel

R. W. Thompson, representative of the United States Department of Agriculture with headquarters at Hattiesburg, points out in one of his reports that 200 bushels of sweet potatoes is an easy average crop to the acre.

Water-melons, Cantaloupe and Peanuts

Mr. Thompson also calls attention to the fact that one farmer realized \$1,000 from nine acres of water-melons, afterwards raising a crop of pea-vine hay worth \$20 a ton, and left the land in shape for a winter pasture for hogs. Cantaloupes produce in large quantities of excellent quality and both the early water-melon and the early cantaloupe should be made an important feature in shipping to the Northern markets.

The growing of the Spanish peanut has developed most wonderfully within the last few years. It is not only a profitable crop in the production of nuts, but the vines produce about a ton to the acre and make excellent hay. Hattiesburg jobbing houses are ready to purchase all the pe-

nuts that are raised by the farmers in the country round about at the highest prevailing market price.

Sugar-Cane and What One Man Made on Twelve Acres

J. T. Delk, the same man who grew the Irish potatoes mentioned in this book, planted twelve acres of ribbon cane in 1911 and sold to the Merchants Grocery Company of Hattiesburg five thousand gallons of syrup at fifty cents a gallon, after retaining enough of the cane to plant 25 acres for his 1912 crop. His 1912 product was contracted for at fifty cents a gallon. This land is especially adapted to cane. The syrup is equal in flavor to the best maple. The machinery used in making the syrup is very inexpensive. Mr. Thompson, the United States Department of Agriculture representative, has stated in a report that 450 gallons of syrup to the acre is a very moderate estimate. Nearly every farmer in the vicinity now grows enough cane for his own family use and a largely increased production will be found profitable. A canning plant with facilities for handling all the business offered is located at Hattiesburg.



Gathering South Mississippi Tomatoes

Big Profit in Tomatoes

The boys' corn clubs have been so successful that the United States Government Agricultural Department has organized girls' tomato clubs. One of them is at Hattiesburg. The girls not only raise but can their tomatoes under the instruction of the United States Government experts. The cans are the same as those used in large canneries and the canned tomatoes are marketed under proper labels. The winner in 1911 on the cut-over lands of Mississippi produced \$100 worth of canned tomatoes from one-tenth of an acre, this being the unit used in the competition. This is equal to \$1,000 an acre. In 1912 Miss Susie Chat-ham of Hattiesburg canned 1,852 cans of tomatoes from one-tenth of an acre, won the national prize and sold the tomatoes for \$131.18 cash, or at the rate of \$1,311.80 an acre. Her family also ate all they wished from her patch during the season. Her net profit on the tenth of an acre was \$107.75.

In the raising of tomatoes, both climate and soil are especially suited and some very prosperous farming communities testify to the value of the crop. Here is a sample which is not classed as a remarkable exception:

J. D. Ford bought 50 acres of cut-over land in December, 1910. He planted nine acres in tomatoes, the balance of the farm going into other crops and the breeding of hogs. June 1, 1911, he had marketed his tomatoes. From that nine acres alone he had paid for his farm, paid for improvements, cropping and marketing and had \$1,875 in cash left over. The tomatoes were marketed in the North, while Mississippi growers had nothing but hot house products with which to compete.

Tomatoes not only grow in Mississippi ahead of Northern crops but late tomatoes can reach into the Northern cold weather and secure the benefit of other high prices.

It was because of the fitness of Mississippi for fine tomatoes that the United States Government decided to pay particular attention to increasing the cultivation.

Carloads of Early Cucumbers

Cucumbers constitute another standard and most profitable crop on these Mississippi farms. They are the earliest to the Northern fancy markets, as are tomatoes. Very early in the spring they are shipped North in carload lots. This has



Another view of the land which is being offered for settlement

been done for the past three years, and the farmers who have engaged in cucumber growing have realized from \$100 to \$200 an acre, shipping only the "selects." The "culls," including all cucumbers not perfect in shape and size, have been thrown away or fed to the hogs. The canning and pickling plants now take care of all this surplus

and materially increase the farmer's profit. Both cucumbers and tomatoes are gathered before the end of May, just as they are starting in the North, and the farmer in Mississippi has the rest of the year for other crops. More farmers each year are planting these because of the splendid profits in either planting.



The farmers in one section of the cut-over district of Southern Mississippi in 1911 combined to raise cucumbers for the early market. They shipped and marketed fifty-two carloads at a net profit of \$325 a car, or a net profit per acre of \$130. This is on the sort of land which we are offering and represents only one of three crops that can be grown the same year on the same land.

Onions

The lands all about Hattiesburg have thoroughly demonstrated that they will grow anything in the fruit and vegetable line. T. A. Hightower, a Hattiesburg merchant, has experimented in growing Bermuda onions. The onions Mr. Hightower grew were in every respect the equal of the Texas product—good size and very firm, being well matured and perfectly sound. His harvest amounted to \$250 an acre and Mr. Hightower believes that he will far exceed this, profiting by some experiments which he made in his first crop.

Mr. E. B. Ferris, manager of the McNeill Experiment Station, writes us:

E. A. CUMMINGS & Co., McNeill, Miss., May 9, 1912.
Chicago, Ill.

Dear Sirs:

Answering your letter in regard to growing Bermuda onions,

we have grown onions here in small quantities for a number of years, and I know no reason why they should not be grown commercially in this section. In fact, I know a number of individual farmers and truckers who do grow them for local markets, but as yet the crop has never been grown in any great quantity. They, of course, require very highly improved land, and our people have heretofore failed to build up their soils as they should be for this crop.

I have now before me a Bermuda onion that was grown by J. J. Scarborough of Poplarville, Miss., which measures 13 inches in circumference after the outside hull had been removed, and weighs one pound.

Mr. Scarborough is postmaster at Poplarville, Miss., 14 miles north of us, and sent me the onion to show how nicely they had grown.

I feel sure that you could recommend the crop to prospective settlers on these lands with the understanding that the soils would have to be built up before they would successfully produce them.

Yours truly,

E. B. FERRIS.

One Acre of Cabbages and Cotton

The United States Government employs a number of expert farmers who spend their time among people who are cultivating the soil, aiding them in securing the best possible results. At a recent meeting of these men employed by the agricultural department, there were many reports from these farming sections. Here is one:

J. E. Slaughter planted an acre in cabbage, his rows being six feet apart. This was planted in December, 1910. In April, 1911, he planted



A December Cabbage Crop at Hattiesburg, Mississippi

cotton between the rows. His cabbage crop sold for \$350. He gathered 4,360 pounds of seed cotton. He sold his cotton seed for \$200 and the cotton brought him \$142.70 at the prevailing low price.

Had he planted his cabbage rows three feet apart instead of six, he could have doubled his crop, and following the cabbage could have planted corn or potatoes and taken much more from the same land he did. This would have left plenty of time for a third crop of peas or beans.

All Sorts of Truck

The land can be made to produce five trucking crops each twelve months and there is nothing that grows in the garden that does not do well here and for which there is not a steady market. The head lettuce, which is the favorite variety, is shown in samples at the Hattiesburg Commercial Club as large as ordinary cabbages.

Each year there are more and more strawberries being grown and they produce a crop that adds much to the farmer's annual profits. The soil and climate are especially fitted and markets

are within reach. In some parts of this cut-over section of Mississippi large areas of land are given over exclusively and profitably to growing crops of strawberries.

As a demonstration of the ability of the land to produce five good trucking crops a year, Mr. H. A. Camp of Hattiesburg, President of the Hattiesburg Trust & Banking Company, set aside a tract of Hattiesburg land, beginning his planting on New Years Day, 1911. On part of the land he planted radishes and another part was used for lettuce. This produced abundantly, matured and was off the land the last week in February. Immediately following this he planted Irish potatoes. In 65 days he took the potatoes out of the ground and planted snap beans. The last days of June he planted June corn in this same plot of land. This matured in September. The land was then planted part in turnips and part in cabbage. All these five crops yielded abundantly. No two crops were on the land at the same time, the demonstration being to show that soil and climate will produce five clean crops in one season and with part of December unemployed.



THE LAY OF THE LAND

This view taken on the land of E. A. Cummings & Co. gives a good idea of how the country looks. Notice the slope giving good drainage and the small amount of underbrush making the land easy to clear.



Chapter I

A Good Stock Country

Hogs and Cattle

IN THE raising of hogs, cattle, mules, horses and sheep, Mississippi has many natural and economic advantages. The weather is never cold enough to make it necessary to shelter the stock. The streams fed mostly by living springs are numerous and always flowing with excellent water. The native grasses growing all over this cut-over territory are fine for grazing. Bermuda and Lespedeza grasses are extensively sown and take hold readily. Secretary of Agriculture Wilson has publicly declared that all investigations and experiments by his Department, as well as the present stage of development, justify the prediction that in a very few years the South will not only exceed in productiveness any farming section of the country, but that it will raise more and better hogs and cattle and raise them much cheaper than any other country on earth.

Thorough-Bred Stock

The days of the "razor-back" have passed. The raising of fine hogs and cattle is increasing each year. Hereford, Jersey and Holsteins are the best varieties of cows, and the Berkshire and Poland China hogs predominate. Many of the hogs raised here have been shipped to other states for breeding stock, and the farmers who set aside a part of their land for breeding of good hogs will be able for some years to sell most of the product for breeding at prices that mean fancy profits. The extensive feeding of corn is not necessary. The velvet bean, as a grazing crop, is a wonderful fatterer both for cattle and hogs. The Lespedeza grass as both a grazing and hay crop is one of the best in the South. It is not damaged in using for pasture and is not easily killed out except by plow-



Cattle on the range in the midst of the lands being sold by E. A. Cummings & Co. Notice the excellent pasture

ing under. It produces a heavy crop of hay that always sells at a good price.

One Man's Experience with Live Stock and Dairying

H. D. Curley, who was originally in the stock raising business in Illinois and now in Mississippi,

says, "I am sure that I can produce hogs at much less cost here than I did in Illinois. I will have a dairy of fifty cows on one farm and am buying cows now for two more dairies. I find dairying more profitable here than in Illinois. Cheap land, short winters, cheap labor and good prices for dairy products are the advantages we have over

the North in this line. I have a small flock of sheep that are doing well; the lambs are coming now and the weather is ideal for them. Mules can be grown here at less cost than in any section of the North where they are grown to supply this market. I am positive that this belt is to become one of the best stock countries in the world."

Read What One of the Best Informed U. S. Officials Says

G. H. Alford, who has represented the United States Government in supervising farm work in the Southern part of Mississippi, says, "We need good hogs to manufacture grass, peanuts, sweet potatoes, peas, soja beans and other farm products into pork and lard. Bermuda grass alone will keep hogs fat and growing all the summer. Excellent winter and early spring pastures can be obtained by sowing hairy vetch, white, red or burr clover seed broadcast on Bermuda or carpet grass early in the fall. Oats, rye, rape or orchard grass planted in October furnish good winter pasture for hogs. Very little corn is necessary and it should be given just before killing time to harden the meat. Pork can be produced on grazing crops

for one and one-fourth cents per pound live weight. Mules, horses and cattle can be profitably raised on almost every farm. There are



A native of Mississippi on a farm near Hattiesburg

springs in every part of the state, numerous creeks traverse it and water is obtained from wells at small depth. Bermuda or carpet grass well sodded furnishes as good summer pasture as can be found in North America."

A Wood Scene. Oxen are used for hauling the forest giants to the railroads and mills



Practical Dairyman One of the New Settlers

D. M. Collier was in the dairying business in New York State for a number of years. He was successful. He investigated Mississippi as a dairying state and decided to purchase a farm and locate at Hattiesburg, disposing of his properties in New York.

He purchased one thousand acres of the J. J. Newman Lumber Company lands on the line of the Mississippi Central Railroad. This is his dairy farm. In the same vicinity he has established a creamery where he manufactures all dairy products and sells them in the Hattiesburg market. He believes he has located in the best dairying section in the country. He sells his milk at ten cents a quart and constant increases in his dairy fail to supply the demand.

Success in Stock Breeding

S. P. Carter has been farming near Hattiesburg for fourteen years, having one hundred acres under cultivation. Corn, sweet potatoes, Irish potatoes, oats, velvet beans and cow peas are his

staple crops. His corn produces an average of about seventy-five bushels to an acre and in some instances shows as good as 125 bushels to the acre. His Irish and sweet potatoes follow his oats crop, the sweet potatoes reaching 250 bushels or more to the acre.

He crosses New Jersey Reds and Poland Chinas in raising hogs for the meat market, and for breeding stock he sells the Poland Chinas, both being most profitable. He also breeds Jersey cattle, grazing them on a tract of uncleared land on native grasses. He is one of the especially



Native cattle on the lands of E. A. Cummings & Co. These men from Indiana are picking their farms in Mississippi



Kansas City Land Show Exhibit of E. A. Cummings & Co. showing some of the three crops a year

prosperous farmers. His goats raise themselves and yield big returns since the cost of raising is practically nothing.

Farmer from Illinois Likes Dairying in Mississippi

Mr. Unkrich moved recently from Belvidere, Illinois, to Mississippi. Viewing the cut-over

lands of the Southern State from the soil productivity, considering the possibility of three mature crops a year instead of taking chances on one crop in the North, Mr. Unkrich makes this comment:

“If the average Illinois farmer could only see what this land of Mississippi is, he would sell his high priced lands and come and locate in this state. The native Southern farmer finds it so easy to make a living and raise crops and stock that he is not getting half what he should from his land, and still he prospers. The methods of South-

February Cabbage Patch, Hattiesburg, Mississippi



ern farmers applied to Northern lands would starve the farmer to death. The methods of Northern farmers applied to Southern farms will make any man rich, as is well proven in the records of some of the Northern farmers who have come South. Some energetic Southern farmers have demonstrated the same possibilities.

"Dairies are very few here, and at the present time and for years past milk has been selling at ten cents a quart and butter brings thirty-five and forty cents per pound, with markets for all that can be produced for the next twenty years.

"In Illinois the dairymen have only seven months out of the year to pasture their cattle, while you have twelve months here. In the North also, labor is high and the incomes small as compared with this country. Yet Elgin sets the price for creamery products, and the most dairymen of Illinois get for their milk is four cents wholesale, and six and seven cents retail. Despite the heavy expense the farmers of the North get rich in five years.

"It is impossible to describe the conditions in this country, but I know that it is the ideal place for the Northern farmer to get rich quick."

Poultry is Very Profitable

The raising of poultry is an industry that up to a few years ago was much neglected. The mild climate makes the country well fitted and the

View of field of oats taken in January and home of P. M. Ikler, north of Hattiesburg, Miss. Mr. Ikler went to Mississippi from Pennsylvania a poor man and is now the owner of an independent fortune



prices which good chickens and eggs bring in local markets makes the industry most profitable. All the best varieties of chickens are now being raised on many of the farms and we advise every farmer in the Mississippi country to raise all the poultry his space will permit.

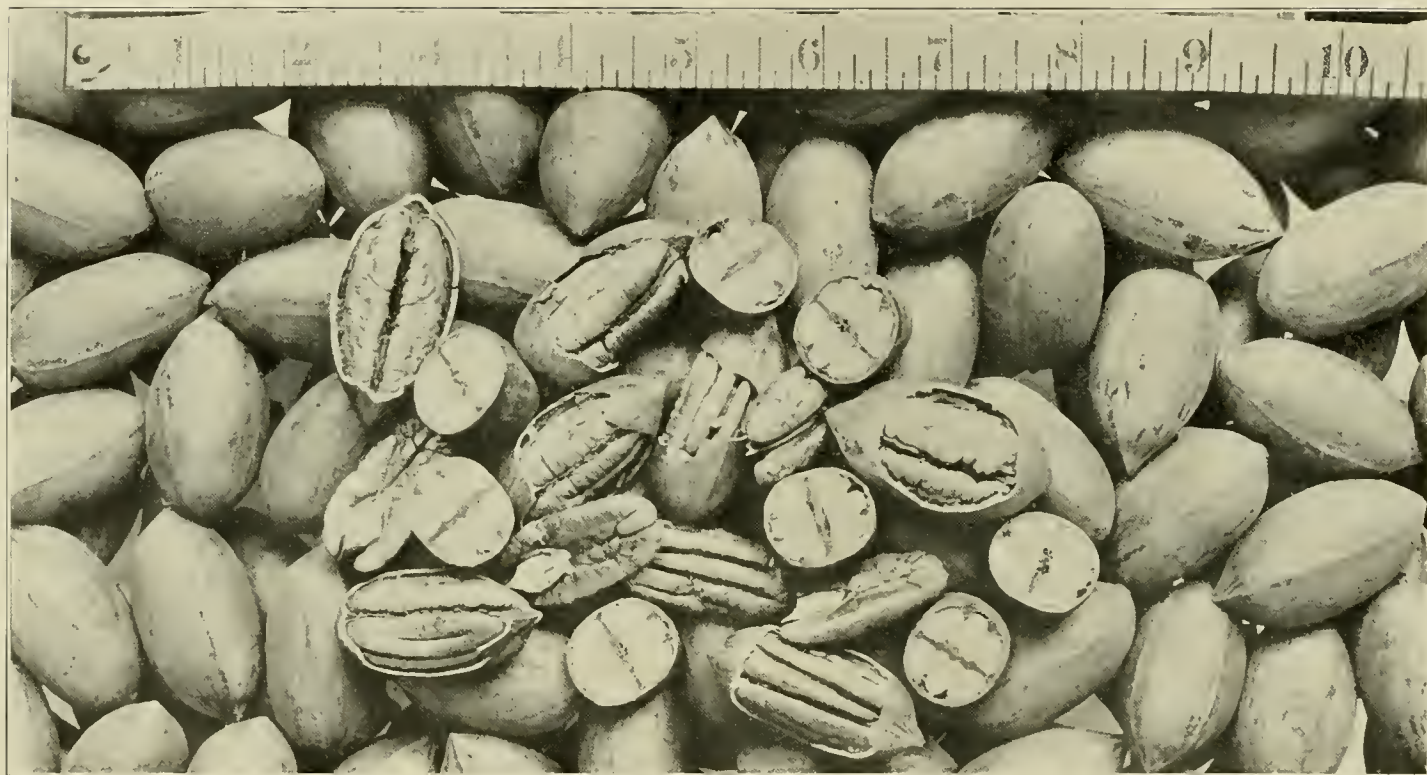
Residence of D. Emmet McInnis, Hattiesburg, Mississippi



Bees Can Always Work

J. B. Edwards, who has an extensive and successful experience in raising bees, says, "With the natural flora and vegetation of the South, there is no reason to my mind why there should not be bees on every farm, be it large or small. Since honey can be produced of the very best quality with the least cost and trouble, there is no reason why the supply of the country should not come from the South. There is scarcely a period of the entire year when the busy bee cannot be working. From early in spring until Christmas some plants are blooming and producing food for the bees. It is an absolute fact that in almost every locality there is no need of supplying food to carry bees through any portion of the year.

"With the coming of the Northern farmer into the South the apiary will not be the uncommon sight it is at the present time. It pays to have the bees for the honey they produce and the benefit to the various crops. I talked to one farmer who told me that his expense for caring for 34 hives was \$42 per year and he sold honey amounting to \$136, besides having what the family wanted."



Note the size and quality of South Mississippi paper shell pecans



Chapter I'

The Home of the Paper Shell Pecan

A Profitable Crop

EVERY man who buys a farm in South Mississippi should plant some pecan trees. The very best varieties of trees two to three years old and from five to eight feet tall can be bought on an average of about \$1.00 apiece. These are the select trees. The farmer should plant these fifty feet apart, which will make about 17 trees to the acre. The cost of this first planting will be about \$25 an acre. The care of the pecan tree is practically no expense. A less expensive way of planting these orchards is to plant the ordinary pecan and have the seedlings budded from a good tree the second year. In this way, at very little expense, a man can plant a large acreage.

Bearing Orchards Bring Large Prices

You have but to inquire to find out that paper shell pecan orchards from three to five years old have never sold in this pecan country at less than

\$250 an acre, and from that as high as \$400. In one instance, \$80,000 was refused for an orchard of eighty acres fifteen years old.

The trees in these orchards do not interfere with the cultivation of the soil for ordinary crops. In fact, the better the soil is cultivated, the more benefit to the trees.

The pecan usually begins to bear a few nuts at four years of age. In one instance, where Mr. Frank W. Foote, Active Vice-President of the First National Bank of Commerce at Hattiesburg (which, by the way, is the largest bank in the State of Mississippi), planted one of these trees in front of his residence, it produced one peck of fine pecans in the fourth year. This tree was an exception.

Estimated Production

A pecan grower planted a nice looking tree in 1892 and decided to keep track of it for the

purpose of estimating what pecans will do in the way of production. At four years of age this tree yielded one nut; the crop was carefully gathered and weighed each year thereafter for fifteen years from the date of planting. Taking this as a sample tree, he prepared the following table, estimating twenty trees to the acre as showing the possibility of the pecan.

This table is interesting as showing possible results of pecan growing in Southern Mississippi:

Year	Years from Planting	Yield per tree	Yield per acre of 20 trees	Value per acre	Value for 10 acres
1896	4	1 nut	20 nuts		
1897	5	7 lbs.	140 lbs.	\$ 70	\$ 700
1898	6	10½ "	210 "	105	1,050
1899	7	13½ "	270 "	135	1,350
1900	8	16 "	320 "	160	1,600
1901	9	27 "	540 "	270	2,700
1902	10	45 "	900 "	450	4,500
1903	11	80 "	1,600 "	800	8,000
1904	12	121 "	2,420 "	1,210	12,100
1905	13	131 "	2,620 "	1,310	13,100
1906	14	152 "	3,040 "	1,520	15,200
1907	15	177 "	3,540 "	1,770	17,700

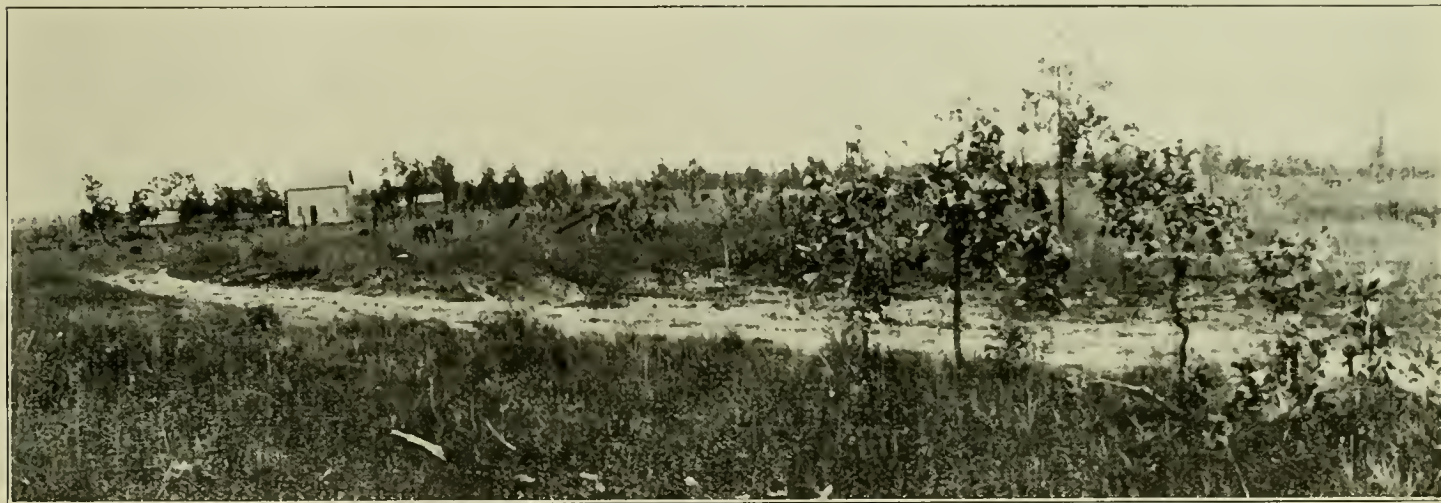


South Mississippi Pecan Tree 29 years old, measuring seventy-two feet across

Always in Demand

The foregoing estimate is made at fifty cents a pound, whereas most of the choice varieties sell from seventy-five cents to a dollar a pound and retail at from \$1.25 to \$1.50 a pound in the north and east. *It pays to plant pecans*, whether the

farmer plants nursery stock or plants the nuts and secures the buds for grafting. There are ordinarily no pests to fight, such as one contends with in apple orchards, peach orchards and the like. Outside of giving the soil a little attention, all the pecan tree asks is to be let alone and it will attend to producing its own crop.



Beginning of a farm home The land will soon be cleared and cultivated

Chapter VII

As a Fruit Country

Grapes and Small Fruit

WHEN the farmer in Mississippi has considered the value of his land because of the value of three ordinary standard crops which can be raised yearly, and the hogs, cattle and poultry he can raise for market, he has by no means exhausted his resources. His farm will do more. It will produce as fine grapes as ever grew in France or in California. Men who have grown grapes in both France and California are growing them in Mississippi today. They declare that the Mississippi product is equal to any in quantity and quality produced anywhere. Every farmer should plant some grapes. Plum trees do well and bear heavily. Nearly every farmer has a few peach trees, and berry vines of all sorts thrive luxuriantly and bear prolifically.

Figs

The fig is another crop the value of which is already but partially demonstrated. Mississippi has developed a fig that is cut close to the ground the first of March each year. The root sends up new shoots and the fruit begins forming as the shoots appear at the surface. At the first of July the figs nearest the ground are ripe for picking and the branches grow to a height of ten to twelve feet with the figs about two inches apart the full length. The shoots are so numerous from the roots after the second year that they must be thinned. When the land is given over entirely to fig culture about 140 trees are planted to the acre and some companies are now engaged in planting and selling fig orchards at prices of \$200 an acre and up.



An excellent picture story of the country. In the background is the uncut native forest. In the foreground the cattle feeding on native grasses on undeveloped cutover land. In the midst of this is the farm. This land produces three mature crops each year. The Secretary of Agriculture has publicly declared that this will be the greatest hog and cattle section of the country, because of abundance of natural feed in the native grasses and the excellent corn and hay crops.

Chapter VIII

Some Advantages of the Hattiesburg Region

Good Wagon Roads Besides Railroads

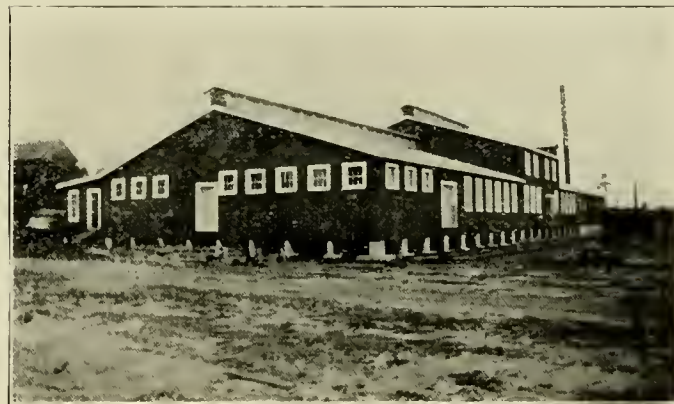
INTEREST in the building of good roads is very much aroused. Many of the counties of Mississippi are building extensively every year. Under the supervision of United States Government experts, a model road has been completed from the city of Hattiesburg connecting with other roads leading directly into the lands of the Newman Lumber Company which we are now offering for sale. The material is at hand for the construction of these roads in the most economical manner and the public spirit of the people will make the work progress very rapidly.

The Canning Plant

The canning plant at Hattiesburg is one of the best equipped and largest in the State of Mississippi. It began operation the first of October, 1912, to take care of many new farmers coming in

and to encourage larger production by the farmers already there. Sweet potatoes, sugar cane, cabbage and other crops are contracted before the

The New Canning Plant at Hattiesburg, the largest in Mississippi. It will take care of the crops of all the farmers.



Miss Nannie Chatham, Hattiesburg, Mississippi, Petal Station, canned 1852 cans of tomatoes from one-tenth of an acre, netting over \$100 profit and winning national prize over all contestants in rival states



planting or bought from the field when harvested. This insures a ready cash and sure market for all crops produced. The canning plant is owned by D. Emmet McInnis and W. M. Conner, two of the wealthy men of Hattiesburg who have other large business interests in the same city and who are personally interested in co-operation with the farmers in developing the country to the highest degree.

Schools

The state's school system is especially well organized as are also the schools of the several counties. Forrest County, of which Hattiesburg is the county seat, has a splendid school organization. Aside from the public schools there is a State Normal college now being constructed at Hattiesburg at a cost of a half million dollars. There is also a good woman's college. In addition to this, under the authority of the state law recently passed, each county may establish an agricultural school teaching scientific farming and domestic science. One of these schools is being opened near Hattiesburg. These schools are conducted under the direction of the State Agricultural College. The agricultural school offers a four-year course;

farm crops, horticulture, soils and fertilizers, animal husbandry, farm engineering, farm management, dairying and farm bookkeeping are taught. The public schools of the common school grade are in session eight months of the year and any community with five or more children is entitled to public school facilities.

This is one of the many school buildings of Hattiesburg. The city has a High School, Woman's College and State Normal College being built at a cost of half a million dollars



Banking Facilities

The banking business of Hattiesburg is taken care of by three very strong institutions including the largest National Bank in the State of Mississippi. The business done by these banks and the fact that they have deposits of nearly \$3,000,000, indicate a thriving condition of the business community.

Besides having the largest national bank in the State of Mississippi there is a strong state bank and one of the strongest trust companies in the South. All these institutions are controlled and managed by men of wealth and standing, and the growth under their management indicates their ability.

Hattiesburg is less than fifteen years old. It is a new and thriving community. The condition of the banks as much as any other one thing will indicate how substantial has been this growth.

September 1st, 1901, for instance, the First National Bank deposits amounted to \$358,000. The deposits in this bank have now increased to approximately \$1,900,000. The Citizens Bank and the Hattiesburg Trust and Banking Company



Scene in front of the Forrest County Court House, Hattiesburg, on the occasion of a public meeting of citizens in mid-winter



Store and Office Building at Hattiesburg This city, only about fifteen years old, and with a population of over 12,000, is one of the best cities of the New South

have increased their deposits to a corresponding extent.

Each one of these banks offers the same advan-

tages and conditions to its customers that can be found in any of the financial institutions or national banks of any of the large cities of the North.

Plenty of Work in the Mills in Spare Time

There are about thirty lumber mills in this territory along the Mississippi Central Railroad. The smallest of these cuts 10,000 feet a day and the largest 300,000 feet. They offer a special opportunity for any farmers wishing to find profitable employment any part of the year when work on the farm is slack. At the busy season on the farm it is also possible for the farmer to secure good labor in planting or harvesting his crops.

The Mississippi Central Connects with Many Railroads

The Mississippi Central Railroad, along which these lands lie, extends from Hattiesburg to Natchez, a distance of 150 miles. Between the two terminal points there are thirty-six stations, with double daily train service. At a large percentage of these stations there are sidings and every oppor-



Mississippi Central Train as it pulls into the Hattiesburg Station carrying land seekers from the North

tunity is offered for shippers to get their freight to the market.

At Natchez the road connects with the Missouri Pacific and the Yazoo and Mississippi Valley Railroads. At Roxie connection is made with the Yazoo and Mississippi Valley; at Brookhaven, county seat for Lincoln County, a city of about 5,000 people, with the Illinois Central; at Wanilla with the New Orleans Great Northern; at Silver Creek with the Columbia branch of the Gulf and Ship Island.

At Hattiesburg there is the Gulf and Ship Island, New Orleans and Northeastern, which is the Southern end of the Queen and Crescent, and the New Orleans, Mobile & Chicago, recently taken over by the Frisco System and Louisville and Nashville, leading directly to Mobile and to the North.

Sumrall, which is nineteen miles from Hattiesburg, has about two thousand population and is surrounded by an excellent farming community in the midst of the lands we are offering.

Mississippi Central train at the Sumrall depot. One of the land seekers excursions of E. A. Cummings & Co





Mississippi at the Land Show in Chicago. The Mississippi exhibit of corn, oats, sweet potatoes, cane syrup, canned vegetables and other products was examined by many land seekers, some of whom have since bought land for farms in our tract along the Mississippi Central Railroad near Hattiesburg

An interesting folder describing the country along the Mississippi Central Railroad can be obtained free of charge by sending your name and address to Mr. R. K. Smith, Hattiesburg, Miss., the Vice-President and General Manager of the road.

Roses and Posies

The kindly earth of our part of Mississippi not only provides abundant food for the diligent husbandmen, but also contributes pleasure for the whole family by the blossoming beauty of many varieties of flowering plants and shrubs which thrive with little care. The flower beds in the open air furnish blossoms of various kinds every month in the year. From violets in February to roses in November the procession of the months brings a constant succession of beauty and fragrance. This is an all-the-year-round-out-of-doors

country, and there is scarcely a day when the most delicate woman cannot be in the open air with comfort and pleasure.

The New Postoffice at Hattiesburg, first occupied January 1st, 1912
The building is of white marble





One of the several mills of the J. J. Newman Lumber Company at Hattiesburg. This mill cuts about 300,000 feet of lumber each twenty-four hours

Chapter IX

The J. J. Newman Lumber Co.

Owner from Whom Purchasers Get Warranty Deeds

THE J. J. Newman Lumber Company, the owner of the lands represented by us, is the largest lumber company operating in the State of Mississippi.

It is a corporation, organized under the laws of the State of Mississippi, in the year 1894.

When this company was organized, it took over a saw mill at Hattiesburg, Mississippi, which had a capacity of 50,000 feet per day. Its present mill, on the same site as the small mill, on the main line of the Mississippi Central Railroad, just outside the corporation limits of Hattiesburg, is a modern steel and concrete structure, built in 1908, and has a capacity of 260,000 feet per day; and, with the modern buildings for drying, storing and dressing lumber, occupies a total of forty acres of land.

It also has a box factory in connection with this mill, which will manufacture 20,000 feet of box shooks per day, to take care of the canning and gardening truck produced in this vicinity.

At Sumrall, Mississippi, nineteen miles west of Hattiesburg, on the main line of the Mississippi Central, this company, in 1902, built its second mill, with a capacity of 100,000 feet per day; and, in 1904, it built another large mill, with a capacity of 300,000 feet per day.

This last mill was destroyed by fire in 1911, and was promptly rebuilt, with steel and concrete, absolutely fire-proof, and placed in operation on June 1st, 1912.

In the operations of this company, it uses eleven locomotives and three hundred cars, to transport logs from the woods to the mills.

The total cutting capacity of *600,000 feet* per day, gives employment to approximately *two thousand men*, in the mills and woods operations.

The officers of the company are:

F. L. PECK, *President*, Scranton, Pa.
C. D. JONES, *Vice-President*, Scranton, Pa.
G. F. ROYCE, *Secretary*, Scranton, Pa.
J. T. PORTER, *Treasurer*, Scranton, Pa.
E. S. PECK, *Assistant Secretary and Assistant Treasurer*, Scranton, Pa.
W. J. HAYNEN, *General Manager*, Hattiesburg, Miss.



Rev. L. E. Hall, of Hattiesburg, an enthusiastic grower of paper shell pecans is shown standing near some of his trees



Picture taken near junction of Bowie and Leaf Rivers at the city limits of Hattiesburg, Miss. These and other clear streams afford good fishing twelve months in the year

Chapter X

What We Offer You

Price Less Than Actual Value

THE price at which the land is being sold should not be taken as an indication of its actual value to the farmer. It is by no means in proportion to what the land will *produce* in the way of crops.

The same quality of lands in other parts of South Mississippi is being rapidly sold today in small tracts at from \$20 to \$35 and more an acre and the purchasers are receiving good value.

It is the policy of the J. J. Newman Lumber Company and of E. A. Cummings & Company and the Mississippi Central Railroad to offer to the farmer *all possible advantages* enabling him to *develop his land* as rapidly as possible. The railroad wants more freight and passenger business and the lumber company has many thousands of additional land acreage which will be largely increased in value by the *settling* of the land now offered for sale. For these reasons the price of

the land is now placed at a SMALL FIGURE and the terms are such that they can be *easily met*, five years being allowed after the first payment to complete the purchase price.

Any farmer who takes a tract of forty acres or more and works earnestly and intelligently in producing his crops, or in raising stock, should PAY FOR ALL HIS LAND AND HAVE A GOOD CASH SURPLUS long ahead of the time when the deferred payments will fall due.

All Titles are Perfect

Title to these lands is absolutely *clear* and *unencumbered* in any way. The lands were originally and a very few years ago, transferred on government patent. There are very few transfers from the issuing of the government patent to the time when they were secured by purchase by the J. J. Newman Lumber Company.



This organization, which is one of the strongest financially and otherwise, in the country, *furnishes the abstract and makes* WARRANTY DEED direct to the man who purchases each farm.

Conclusion

We believe that on fullest investigation and after careful examination of the land herein described, you will be convinced that it will be a good thing for you to OWN SOME OF IT.

We do not offer you something for nothing, but we do propose to sell and are selling this land in tracts of forty acres and over at what it is worth now and in its present condition, so that you can *reasonably expect* to be paid for your time and labor in putting it under cultivation by INCREASE IN VALUE AND SATISFACTORY RETURNS FROM THE CROPS RAISED.

Our resident manager at Hattiesburg, Miss., will see to furnishing you EXPERT ADVICE as to what crops to grow and how to raise them.

We will see to *marketing* at best possible advantage any crops raised by you under our direction.

We will promote your *welfare* to the best of our ability and so far as is consistent with your own independence and best interests.

We always try to lend a helping hand, because we want to do so and because it pays—*prosperous and contented settlers are our best advertisers and sales agents.*

We want to TALK OUR PROPOSITION OVER WITH YOU face to face. Write for full description of some tract about the number of acres you might like to own. We are confident we can MEET YOUR VIEWS AS TO LOCATION, QUALITY OF LAND, PRICE AND TERMS.

It will be a pleasure to answer your questions.

E. A. Cummings & Company

(Established 1869)

40 North Dearborn Street

Chicago, Ill.

EACUMMINGS & Co.
 40 N. Dearborn St. Chicago, Ills.
 LAND COMM. MISS. CENTRAL R.R.

NOTE CENTRAL LOCATION. Our lands are on both sides of the Mississippi Central Railroad just West of Hattiesburg. New Orleans, Gulfport, Mobile and all important points north, east and west are at the end of the spokes of a wheel of which Hattiesburg is the hub.

Appendix

Read What Secretary Wilson of the United States Department of Agriculture has Said

SPEAKING of the possibilities of farms in the cut-over lands of Mississippi, there is no better authority than Secretary Wilson of the United States Department of Agriculture. His conclusions are based upon extensive experimentation and observation and all that has been accomplished. He is not dealing in speculation based upon opinion. Here are a few extracts from an address delivered by him before the Annual Convention of the Southern Commercial Congress at Atlanta, Ga.

"Dairying is a branch of stock raising that should be developed in the South. The production of dairy products there is far below the consumption. Less than 5 per cent of the creamery butter and less than 2 per cent of the cheese consumed in the South are produced there, and even the milk supply is insufficient for local needs. This means that millions of dollars are annually sent away for these necessary foods, while this money might just

as well be kept at home and be used in building up a prosperous industry.

"We have heard much about the increased cost of living and conserving our food supply. The country's beef supply has been diminishing in proportion to population at an alarming rate in recent years. Beef has been getting scarcer and higher; our home demand has taken nearly all our supply, and our export trade has shown a heavy decline. Here in the South is plenty of unused land that could be profitably used in cattle raising; here is a temperate climate; here are conditions favorable for producing abundant feed; here are pastures that can be grazed practically the year round, while Northern farmers must feed through a severe winter.

"Let us look forward to the time when the South will not only feed itself but will help to feed the teeming population of our eastern cities, when the one-crop system will be supplanted by diver-

sified farming including stock raising and dairying; when the fertility of the soil will be largely kept up by live stock; when the native scrub will be replaced by our pure-bred animal; when feeds will go to make beef and milk; when better methods and conditions will have built up a prosperous agriculture. I wish every Southern farmer could see this vision and help to make it a reality.

"The South really believed that it was no corn country, and a man would have regarded it as an indication of slight insanity if anyone had gone through the South and told them it was one of the best corn countries in the world. The South would not have believed it, and the Northwest Corn Belt would certainly have doubted it, but you have shown during the past year through the boys' corn clubs, that it is strictly true that the South is a marvelous country for the production of corn. Think of one hundred boys in the South producing on one hundred acres of land an average of 133.7 bushels of corn per acre. There was such widespread disbelief in the South that the Department of Agriculture had to appeal to the boys to lead the way to show their seniors what could be done. This movement has proven that the average farmer only gets out of the soil one-tenth of what

he could if he did his best. This is true in nearly all of the productions, hence the Department of Agriculture insists on less acres of cotton and more cotton to the acre to enable the South to produce its own corn, hogs and mules and stop this great outflow of money. If this can be stopped the South in a few years will become the richest part of the world, agriculturally considered.

"Corn is the basis for cheaper food stuffs, and of course cheaper meats. If there is plenty of cheap corn in a country, we will see a decline in the price of living. It is necessary to have a good corn crop to carry on the dairy business successfully. The South, instead of importing dairy and poultry products, should be shipping large amounts to other countries, and I predict that the time will come when such will be the fact. I notice that the South is aroused. My mission to you is one of entire hopefulness because I see great possibilities for the South.

"I shall expect to see you credited with two or three billion bushels of corn. Your dairy products will amount into the millions and your poultry products will supply a nation. Of fruits, no man can conceive what you may do for the world."

Letter from Superintendent of Education

Hattiesburg, Miss., Jan. 29, 1912.

E. A. CUMMINGS & COMPANY,

Land Commissioners Mississippi Central Railroad.

In reply to your request of recent date relative to educational conditions in this county, I beg to submit the following information:

Permit me to state that it is the policy of our State to provide advantages by which every child within the bounds of the State may secure a common school education, but the working out of the general plan and the bringing together of the opportunity and the child are left largely with the individual county—hence, the information which this article is intended to furnish has reference to Forrest County.

We are glad to be able to state that every community in the county with sufficient educable population has a good school established within its bounds. Our school districts are supposed to embrace about nine square miles of territory. Should that amount of territory be found where a school is not already established for the want of educable population, said school would be established just as soon as the community is settled up by families requiring school advantages. Our school law is elastic in the sense that should several small schools—say of one teacher—desire to combine and thereby establish a strong central school, the law authorizes the merging of the small school and provides under certain conditions that transportation at the expense of the county be given the children who live beyond a reasonable distance from the school. This plan has many advantages over the old plan of the one-teacher school.

Our school term in the rural districts opens the first Monday of October and usually continues seven consecutive months. The course of study embraced in the public school curriculum covers eight grades. In addition to our common schools covering the course mentioned, we have several high schools in the county covering three years' additional work. In addition to these advantages, we will open at the beginning of the next school term an Agricultural High School, which is located at Brooklyn.

The county acquired through the generous gift of the good people of the Brooklyn community three hundred and twenty acres of beautiful land on which to establish this school. It is the purpose of the promoters of the school to make it one of the best in the State. Beautiful academic and dormitory buildings will be erected, each having all modern conveniences. The school will carry up-to-date departments in the following subjects: Agriculture, Live Stock, Manual Training, Domestic Science and Academic. Other departments will soon be added. Pupils who attend this school will receive free tuition, just as they do in all the other public schools of the county, and board and incidental expenses will be held at a minimum cost.

The revenues for the support of our public schools are derived mainly from three sources: State appropriation, which is based upon educable population in the county; poll tax collected in the county, and special levy on the taxable property in the county. A few schools receive small financial aid from the Sixteenth Section Fund, but this fund in our county is small.

This article would be incomplete were we to fail to mention the class of teachers who are employed in these public schools. We are glad to bear testimony to the fact that our schools are in the hands of a high type of manhood and womanhood. We could not afford to employ any other kind. They are all Christian men and women, who have qualified and consecrated themselves to the sacred work which they have in hand. No teacher is ever employed who has not taken the required examination and obtained a license covering the subjects to be taught in the school. As a rule, our teachers all hold first grade license; many have State exemption, which has been obtained by virtue of the grade made in examinations and the length of service rendered.

Respectfully,

E. J. CURRIE,

Superintendent of Education,

Forrest County, Mississippi.

Statement of E. B. Ferris, Agricultural Expert

Mr. E. B. Ferris is director of the Agricultural Department Experimental Farm Station at McNeill, Miss., fifty miles from Hattiesburg, Miss. In response to a request from us, he has prepared the following written statement:

For a number of years the "Long Leaf Pine Belt" of South Mississippi was regarded as a timber country entirely, and the business of tilling the soil was given very little attention, the few people who pretended to be farmers at all living principally from their sheep, cattle and hogs, and growing only crops on which to feed them for short periods.

Since the timber on these lands has been cut to a great extent, the people are just beginning to realize the agricultural possibilities of the soils, and we confidently expect the greatest development in South Mississippi during the next ten years that has been seen heretofore in the South.

Lands similar to ours are already in great demand and are rapidly being taken up by small white farmers.

Conditions in South Mississippi are peculiarly advantageous to the small farmer of limited means, because lands are cheap and easily worked; the soils produce well, regardless of weather conditions, by reason of their excellent mechanical composition, so that complete crop failures never occur; the country is well watered and range for live stock is unlimited, enabling the early settler to keep a lot of live stock and own only small tracts of land; and the climate is so mild that shelter for live stock is not necessary, and cattle frequently go through the entire winter without feed other than that they get on the free range.

The light sandy soils will produce almost any crop well, being equally good for corn, cotton, sugar cane, sweet potatoes, light tobacco, and a wide range of fruits and vegetables.

The State of Mississippi is doing much to encourage the development of agriculture in this portion of the State through experiment stations, agricultural high schools, farmers' institutes, and the Agricultural and Mechanical College; while the United States govern-

ment, in conjunction with the Board of Supervisors of the several counties, is maintaining salaried men in every county of this section whose business is to carry on farm demonstration work and give the many farmers the advantage of advice and experience of men who have demonstrated their own ability to succeed under conditions obtaining here.

The McNeill Experiment Station is located on typical cut-over pine land and has been conducting experiments and farm demonstrations on these soils since 1902, and has accumulated during that time a wide range of information which it has distributed in bulletins of information and stands ready to render every assistance possible to farmers who settle on these lands.

The counties of this Long Leaf Pine Belt have been among the first to take advantage of the State-aided "County Agricultural High Schools," and doubtless in a few years will all support one of these institutions.

The farmers of this section have always taken great interest in farmers' institute work, and the best and most enthusiastic audiences that meet the institute lecturers are found in South Mississippi. These institutes will be of great help to the new citizens who take up these cut-over lands and will bring to them at any time experienced men, capable of advising them as to the best methods to be pursued under their new environment.

Besides the aids just mentioned, the United States Department of Agriculture, in connection with the Agricultural and Mechanical College, is maintaining in the State an expert on dairying whose business is to assist in any way possible the Mississippi dairymen who wish to improve their methods by keeping herd records, selecting better dairy cattle and getting better dairy buildings. This expert has already assisted in building three silos and at least one concrete barn and dairy house in Pearl River County, where the McNeill Experiment Station is located. The importance of such assistance cannot be too strongly emphasized, for it helps the line of work which, we think, above all others, has the greatest possibili-

ties here, and enables those who go into it to get the most up-to-date buildings, etc., with no cost to them for expert advice nor for skilled labor. This expert has not only furnished plans and specifications for barns, silos, and milk houses, but has come on the ground after the materials have been got together and done the skilled labor necessary in erecting them.

With soils capable of the highest degree of improvement, a climate as nearly ideal as one will find in the United States, and all the influences enumerated to aid the farmers who live here, there would seem ample room for the assertion that the agricultural outlook for South Mississippi is very bright.

The Churches of Hattiesburg

By REV. A. F. WATKINS, Pastor First Methodist Church

It is natural that prospective settlers in a new country should be interested in the matter of the church advantages and the general religious influences of the communities in which they think of settling, and it is well that the sections in which they are invited to make their homes should set forth the moral and religious advantages which these sections enjoy. The lack of churches and school houses, in the eyes of right thinking men, goes far toward counterbalancing the attractions of a fertile soil and a salubrious climate; and a low moral tone, with its inevitable spirit of lawlessness, is often the determining element in the decision of those who contemplate moving from one section of our country to another.

It is a pleasure to the citizens of Hattiesburg and Forrest County to feel that they are able to offer to all who would settle in our midst, moral and religious advantages equal to those of the sections from which they come, and to assure them that, while in the more sparsely settled portions of the country the churches may not be found so close together, these churches are sufficient to meet the demands of the community about them, and their influences are honored, their services attended, and their institutions supported as loyally as in any part of the Union.

In the towns and villages all of the usual ecclesiastical bodies are represented by organizations and buildings, while in the rural districts, every neighborhood can boast a Methodist or Baptist church, and often both, and, in a more limited measure, a Presbyterian church, and in these districts the preponderant element, both in numbers and in influence, will be found affiliated with one or the other

of these churches. It is said of the Baptist churches that they are so distributed that nowhere in the county is a home more than three or four miles from one of them.

While it is true that in the country neighborhoods a larger proportion of the citizens are communicants of the churches than in the cities and towns, a survey of the religious advantages of Hattiesburg will show that in the matter of churches and the influences that make for Christian citizenship this section is probably as fortunate as in the matters of healthfulness, fertility of soil, cheapness of land, genialness of climate, and other attractions.

Within the corporate limits of the city, and the immediate vicinity, there are five Baptist churches and five Methodist churches, with a Baptist and Methodist membership of approximately two thousand each. There are four Presbyterian churches with an aggregate membership of about seven hundred, and one each of the Roman Catholic and Protestant Episcopal churches, both well organized and strongly supported, the former numbering about four hundred souls and the latter considerably less. In connection with the Roman Catholic church there is a parochial school of about one hundred pupils. There is one organization of the Disciples of Christ, and a fairly well equipped and active Salvation Army Post. Besides these there are scattered members of other religious bodies. A large proportion of our citizens are members of some branch of the Christian church.

Religious services are held in almost all of these churches every Sunday, and these, with the various forms of religious activity,

are attended by large and devout congregations. The buildings in which these churches are housed are adequate to their needs, and some of them are handsome brick and stone structures that would do credit to larger and more pretentious cities. The resident pastors are men of experience, probity, zeal, and ability, and the relations of good fellowship between the different denominational bodies are pronounced and cordial.

The people support their ministry with commendable liberality, and are fairly zealous in the various benevolent and humanitarian work of the church.

Our friends from other parallels who come among us are assured of a warm Christian welcome to our churches and our homes.

Statement as to Title

By LAMAR HENINGTON, Esq., Hattiesburg, Miss.

MESSRS. E. A. CUMMINGS & COMPANY,

Chicago, Ill.

Gentlemen:

I am engaged in preparing for you abstracts of title to the 50,000 acres of The J. J. Newman Lumber Company lands which you are settling in Mississippi.

As you know, the company has in its office here, in book form, complete abstracts of these titles, but for your use I am making a separate abstract for each 40-acre tract, so that, as you sell the

land, you may deliver to the purchaser an abstract of the title to his land.

In this connection I desire to say that these titles are based on patents from the United States government to individuals, and the chain of title is short, showing a perfect record title, in fee simple, in The J. J. Newman Lumber Company. These lands are absolutely unencumbered.

These are good features in connection with the sale of these lands, as the purchasers incur no risk on account of the titles.

Yours very truly,

LAMAR HENINGTON.

Mississippi Rainfall and Temperature

This is the official report of the United States weather bureau on the monthly rainfall and average temperature for each of the twelve months for five years in Mississippi. No other part of the United States can show such a uniform record and such a delightful climate in which to live and where every day is a growing day, making possible three to five crops a year.

MONTHS	RAINFALL					AVERAGE TEMPERATURE				
	1907	1908	1909	1910	1911	1907	1908	1909	1910	1911
January.....	2.41	4.75	2.22	4.15	4.12	56.0	48.7	49.8	47.7	52.9
February.....	4.72	7.95	7.13	5.15	3.69	50.6	47.3	51.2	45.8	56.4
March.....	3.08	4.67	5.80	0.80	2.47	66.0	63.3	57.6	62.6	60.0
April.....	6.36	5.28	6.85	3.92	9.61	59.6	68.6	64.2	62.9	65.2
May.....	10.85	6.38	9.95	4.88	2.08	67.8	71.9	69.2	69.4	73.1
June.....	2.41	4.89	6.53	6.53	4.48	76.5	78.4	78.6	76.0	81.4
July.....	4.64	5.42	3.64	7.12	6.36	81.5	80.2	82.0	79.7	78.6
August.....	3.63	5.84	2.90	3.13	6.38	81.7	80.0	82.0	80.9	79.7
September.....	3.66	2.65	4.22	1.89	1.87	75.4	75.6	75.8	78.3	81.2
October.....	2.16	0.35	1.32	3.80	2.01	64.6	60.8	65.0	66.5	68.3
November.....	5.56	2.02	1.86	2.02	4.28	51.9	58.0	61.4	53.0	50.9
December.....	4.64	4.56	5.55	3.73	12.17	47.9	50.9	41.9	45.6	49.8
Average for the state of Mississippi annually	54.12	54.76	57.97	47.12	59.52	65.0	65.1	64.9	64.1	66.4

Mississippi Crops

Production and profits vary from year to year and depend in a measure upon the intelligent work of the farmer. The following statement of average cost and production per acre is given as furnishing some idea of what results may be looked for under favorable crop conditions and is as nearly accurate as possible:

IRISH POTATOES:

Seven bushels seed @ \$1.50.....	\$10.50
Cutting.....	.70
Dropping.....	1.40
Plowing.....	7.00
Fertilizing.....	5.00
Digging and marketing.....	10.00
	\$ 34.60
Crop 160 bushels @ 95c.....	152.00
Net per acre.....	\$117.40

CORN:

Seed corn, $\frac{1}{2}$ bushel.....	\$ 1.50
Plowing.....	6.00
Fertilizing and gathering....	8.00
	\$ 15.50
40 bushels @ 90c.....	36.00
Net per acre.....	\$ 20.50

COW PEAS:

Half bushel seed peas.....	\$ 1.00
Cultivate, plant and gather.....	4.00
	\$ 5.00
Crop: 10 bushels peas @ \$2.00.....	\$20.00
One ton hay.....	20.00
	40.00
Net profit.....	\$ 35.00

Cow peas may be planted in corn and allowed to mature after corn is cut. Can also mix sorghum in peas, making heavy hay crop and only extra cost being for seed.

CABBAGES:

4,000 plants planted.....	\$15.00
Fertilizing.....	5.00
Cultivating.....	10.00
Gather and market.....	12.50
	\$ 42.50
Crop 3,500 heads @ 5c.....	\$175.00
Net profit.....	\$132.50

WATERMELONS:

Produce and market.....	\$50.00	\$ 50.00
Average returns.....		150.00
Net profit.....		\$100.00
Thompson Brothers, McCallum, Mississippi, planted ten acres and netted \$100.00 an acre in 1912.		

SUGAR CANE:

Planting and cultivating.....	\$80.00	\$ 80.00
Crop 400 gallons.....		200.00
Net.....		\$120.00
Planting good for three years and will cost twenty dollars an acre second and third years for cultivation.		

BROOMCORN:

Plant and harvest.....	\$15.00	\$ 15.00
Crop 700 pounds @ 15c.....		105.00
Net.....		\$ 90.00

SWEET POTATOES:

Cost per acre.....	\$10.00	\$ 10.00
200 bushels @ 35c.....		70.00
Net.....		\$ 60.00

OATS:

Cost per acre.....	\$ 6.00
Plant in October, pasture in December, January, and February and cut oats crop with at least 25 bushels in May.	

PEANUTS:

Cost per acre.....	\$ 8.00	\$ 8.00
Crop: 60 bushels @ 75c.....	45.00	
Two tons hay.....	40.00	
		85.00
Net.....		\$ 77.00

CUCUMBERS:

Cost per acre.....	\$23.00	\$ 23.00
Crop average.....		150.00
Net.....		\$127.00

SNAP BEANS:

Cost per acre.....	\$20.00	\$ 20.00
Crop average.....		112.50
Net.....		\$ 92.50

TOMATOES:

Cost per acre.....	\$20.00	\$ 20.00
Crop average.....		200.00
Net.....		\$180.00

CANTELOUPES:

Cost per acre, grow and market.....	\$70.00	\$ 70.00
Crop average.....		300.00
Net.....		\$230.00

STRAWBERRIES:

Cost per acre, grow and market.....	\$70.00	\$ 70.00
Crop average.....		300.00
Net.....		\$230.00

Strawberry plants are plowed under in May after gathering crop, reserving only enough vines to grow new plants to put out the latter part of October for the next year's crop. Ground can be used for sweet potatoes, June corn, snap beans or cow peas from May to middle of October.

SATSUMA ORANGES:

Set 134 trees to the acre and keep cultivating land to other crops. The average crop from ten to fifteen years old should be about as follows:

Ten years.....	\$ 600 to the acre
Twelve years.....	1,000 to the acre
Fifteen years.....	1,300 to the acre

Satsuma Oranges are expected to begin bearing the second year and increase each year. Three or four years after planting they are usually profitable.

PECANS:

Are planted seventeen trees to the acre. Young grafted trees in large quantities can be bought at from fifty cents to one dollar. An acre of trees ten to fifteen years old should average, under favorable conditions, as follows:

Ten years old.....	\$ 300 to \$ 500 an acre
Twelve years old.....	600 to 750 an acre
Fifteen years old.....	1,000 to 1,500 an acre

The Pecan is a most attractive planting since it requires little care after planting and continues each year to increase the crop. They frequently bear some nuts four years after planting. Care should be taken in selecting trees of the right varieties to produce large crops every year.

We have aimed in this statement to place the cost high and price and bulk of product at moderate average. For instance, sweet potatoes at 200 bushels and 35 cents. In July and August they have been selling at \$1.25 a bushel and retailing at \$1.60 in the South. Four hundred bushels is not extraordinary and five hundred bushels have been raised. The canning plants are now paying 35 cents a bushel.

Irish potatoes are put at 160 bushels while 200 bushels to an acre is by no means an extraordinary crop. They often sell at from \$1.50 to \$1.60 retail in the local market.

Corn is put at an average of forty bushels and there are fields in 1912 that will produce over sixty bushels and the sale price some of the year 1912 has been one dollar a bushel.

Mississippi produced on one acre of cut-over pine land the banner corn crop of the United States in 1911, over 227 bushels per acre, and first prize won by Bennie V. Benson of the Boys' Corn Club of Lincoln County.

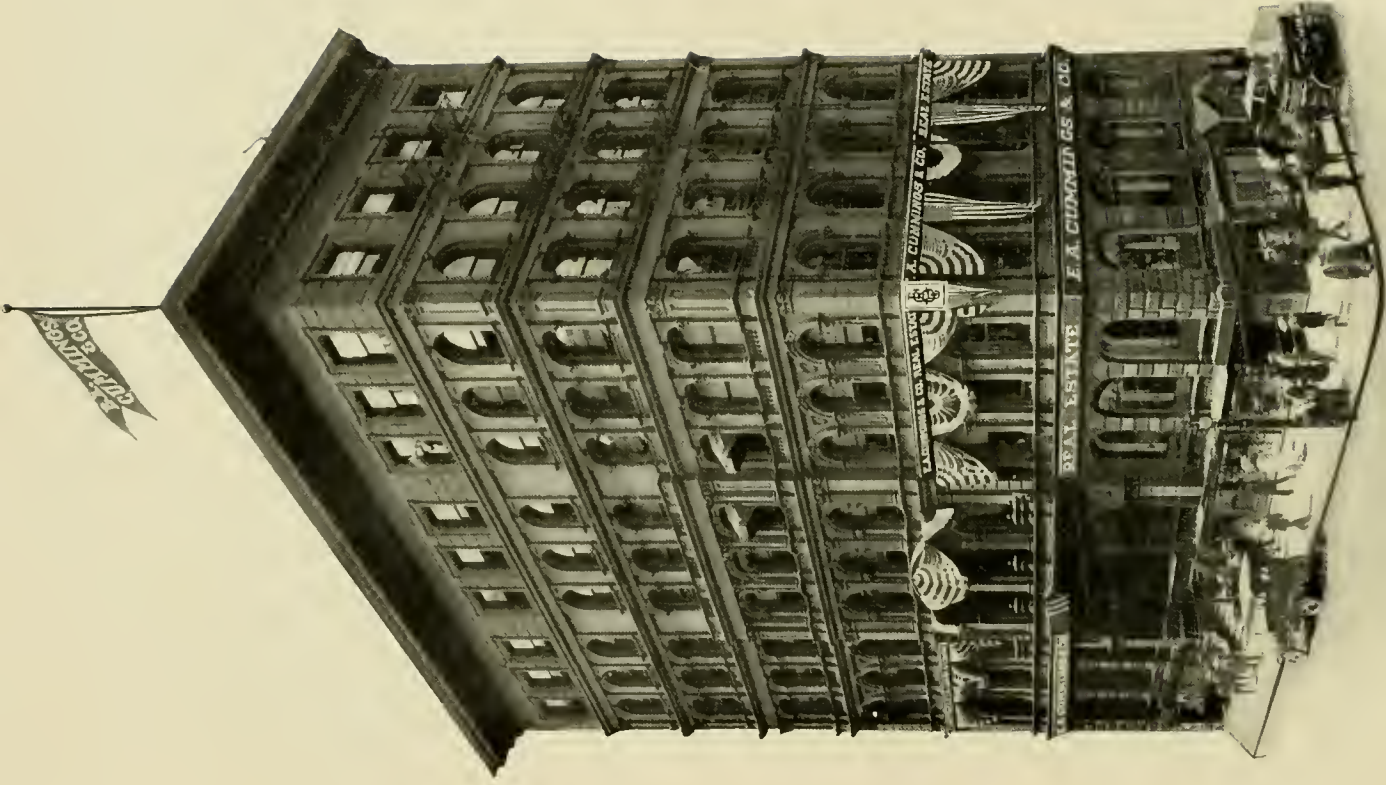
Also, in 1912 the State produced the banner tomato crop of the United States, one woman canning 1,800 cans

of two pounds each from a tenth of an acre, using a home canning plant that cost her ten dollars. She has the national tomato record, the highest preceding being 1,036 cans.

Grapes yield very heavily and they ripen from two weeks to a month ahead of other parts of the country, which always spells good price.



A road through virgin forest



CHICAGO OFFICE

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